091.A	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,900 / 933,900
					USE VALUE:	933,900 / 933,900
					ASSESSED:	933,900 / 933,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUVRIE ALICE D/TRUSTEE
Owner 2:	ALICE D BOUVRIE REVOCABLE LIVI
Owner 3:	
Street 1:	143 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOUVRIE ALICE D & -
Owner 2:	JONES JAY E -
Street 1:	143 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,550 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Vinyl Exterior and 2188 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10550.000	418,400		515,500	933,900
Total Card	0.242	418,400		515,500	933,900
Total Parcel	0.242	418,400		515,500	933,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.78 | /Parcel: 426.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

129266

GIS Ref

GIS Ref

Insp Date

03/31/09

!7467!

PREVIOUS ASSESSMENT

Parcel ID 091.A-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	418,500	0	10,550.	515,600	934,100	934,100	Year End Roll	12/18/2019
2019	101	FV	304,100	0	10,550.	522,900	827,000	827,000	Year End Roll	1/3/2019
2018	101	FV	304,100	0	10,550.	390,300	694,400	694,400	Year End Roll	12/20/2017
2017	101	FV	304,100	0	10,550.	353,500	657,600	657,600	Year End Roll	1/3/2017
2016	101	FV	304,100	0	10,550.	338,800	642,900	642,900	Year End	1/4/2016
2015	101	FV	297,400	0	10,550.	287,200	584,600	584,600	Year End Roll	12/11/2014
2014	101	FV	297,400	0	10,550.	272,500	569,900	569,900	Year End Roll	12/16/2013
2013	101	FV	297,400	0	10,550.	259,200	556,600	556,600		12/13/2012

PRINT

Date	Time
12/10/20	22:06:05

LAST REV

Date	Time
11/03/16	17:18:38
danam	

PAT ACCT.

7467

USER DEFINED

Prior Id # 1:	129266
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUVRIE ALICE D	59936-370		9/6/2012	Convenience	10	No	No		
BOUVRIE ALICE D	59936-351		9/6/2012	Convenience	10	No	No		
BOUVRIE ALICE D	42811-555		5/17/2004	Family	1	No	No		
	19077-550		5/1/1988		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2016	804	Re-Roof	11,400					
6/2/2016	716	Redo Kit	52,600					redo Kitch remove
2/24/2015	173	Insulate	1,775					Air sealing and in
5/31/2000	538	Addition	70,000	O				10X23 2 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
3/31/2009	Meas/Inspect	197	PATRIOT
4/10/2000	Inspected	264	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10550		Sq. Ft.	Site		0	70.	0.70	5									515,547						515,500	

Total AC/HA: 0.24219 | Total SF/SM: 10550 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 515,547 | Spl Credit | Total: 515,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12983549
Const Adj.:	0.99495000
Adj $ / SQ:	151.758
Other Features:	122000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514021
Depreciation:	95608
Depreciated Total:	418413

COMMENTS

HSE DESTROYED BY FIRE CK 2001 12/27/99.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	2	HB	2					

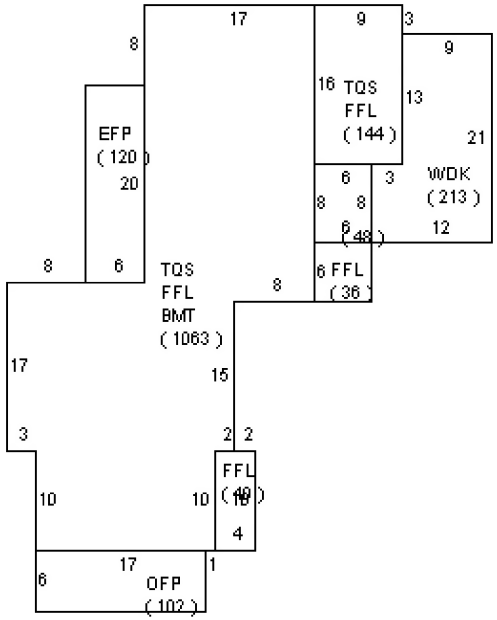
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	151.76
Special Features:	0	Val/Su Net:	113.51
Final Total:	418400	Val/Su SzAd	191.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,283	151.760	194,705
BMT	Basement	1,063	45.530	48,395
TQS	3/4 Story	905	151.760	137,378
WDK	Deck	213	10.640	2,266
EFP	Enclos Porch	120	49.660	5,959
OFP	Open Porch	102	32.510	3,316
	Net Sketched Area:	3,686	Total:	392,019
Size Ad	2188.25	Gross Are	3988	FinArea 2188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.A-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc